

SUBJECT: Meeting Minutes for September 10, 2019 Board Meeting

The September 10, 2019 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois, the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois and the Illinois Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

**Chicago**

Eileen Rhodes, Chair  
Pam McDonough  
David Arenas  
Martesha Brown

**Collinsville**

Glyn Ramage

**Springfield**

Beverly Potts

Others present:

**Chicago**

Jim Underwood, CDB  
Ron Wright, CDB  
Brent Lance, CDB  
Mike Wilson, CDB  
Karla Springer, CDB  
Jesse Martinez, CDB  
Andrea Bauer, CDB  
Jaclyn O'Day, CDB  
Andres Padua, CDB  
Emil  
Art Moore, CPO  
Dan Bielski, CDB  
Jim Miller, Holabird & Root  
David Secrest, Turner Construction  
Dipack Shah, RME  
Mark Jones, CDB  
Keith Moore, CDB  
Natasia McDade, CDB  
Allison White, CDB  
Nicole Scott, CDB  
Nia Jones, CDB  
Shayle Wolf, Cotter Consulting

**Springfield**

Amber Evans, CDB  
Heather Bova, CDB  
Marcy Joerger, CDB  
Kathryn Martin, CDB  
Lisa Hennigh, CDB  
Paul Kmett, CDB  
Tim Patrick, CDB  
James Cockrell, CDB  
Jen Boen, CDB  
Crystal Kitchen, CDB  
Jacob Teegarden, CDB  
Cory McCurley, CDB  
Josh Hansel, CDB  
Matt McHenry, CDB  
Erin Eoff, CDB  
Amber Dooley, CDB  
Paula Sorensen, CDB  
Heidi Hildebrand, CDB  
Melissa Porter, CDB  
Ken Morris, CPO  
Amy Romano, CDB  
Chad Craycraft, CDB

**Collinsville**

, Artisan Consulting

The meeting was called to order at 11:06 a.m.

Amber Evans took roll call. For the record, Chair Eileen Rhodes and members Pam McDonough, David Arenas and Martesha Brown were present at the Chicago meeting site, Beverly Potts was present at the Springfield site, and Glyn Ramage was present at the Collinsville meeting site.

Pam McDonough moved and Glyn Ramage seconded a motion for the adoption of the agenda. Chair Rhodes called for a vote, and the motion was approved unanimously.

Martesha Brown moved and Pam McDonough seconded a motion to approve the minutes of the August 13, 2019 meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

All attendees and guests in Chicago and Springfield introduced themselves to the Board. There were no guests in Collinsville.

Mr. Wright presented the following Single Bid Award to the Board:

**Single Bid Award – Department of Natural Resources**

Replace Beach Concession

Illinois Beach State Park

Zion, Lake County, IL

CDB Project No. 102-311-096 – General

**Single Bid Award Stuckey Construction Co., Inc. .... \$2,108,000.00**

Glyn Ramage moved and Pam McDonough seconded a motion to approve the Single Bid Award. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Wright presented the following Single Bid Award to the Board:

**Single Bid Award – University of Illinois – Chicago**

Upgrade Elevators – Two buildings

College of Urban Planning & Public Admin & Benjamin Goldberg Research Center

Chicago, Cook County, IL

CDB Project No. 830-030-156 – General

**Single Bid Award Parkway Elevators, Inc. .... \$799,000.00**

Pam McDonough moved and Martesha Brown seconded a motion to approve the Single Bid Award. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Wright presented the following Proceed Order to the Board:

**Proceed Order – Chicago Veterans' Home**

Illinois Department of Veterans' Affairs

Construct 200 Bed Veterans' Home Facility

Chicago, Cook County, Illinois  
 CDB Project No. 040-080-001- Electrical  
 A/E: Harley Ellis Devereaux

**Proceed Order for Elite Electric Co ..... \$688,377.00**

Glyn Ramage moved and Pam McDonough seconded a motion to approve the Proceed Order. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Lance presented the following twenty-six A/E selection recommendations from PSB 254:

1.	039-150-191	Department of Agriculture Springfield State Fairgrounds Repair/Resurface Roadways and Sidewalks Springfield, Sangamon County 1. Kuhn & Trello Consulting Engineers, LLC 2. Heneghan and Associates, P.C. 3. Artisan Consulting Engineers, LLC	Appropriation: \$2,500,000 Project Cost: \$2,500,000
2.	102-342-012	Department of Natural Resources Des Plaines State Fish & Wildlife Area Replace Roofing Systems Des Plaines, Will County 1. Weese Langley Weese Architects, Ltd. 2. Carlile Architects LLC 3. Milhouse Engineering and Construction, Inc.	Appropriation: \$240,000 Project Cost: \$240,000
3.	120-007-018	Department of Corrections Western Illinois Correctional Center Replace Cooling Tower & Refrigeration Equipment/Upgrade Mount Sterling, Brown County 1. Ross & Baruzzini, Inc. 2. Henneman Engineering Inc. 3. Singh & Associates Inc.	Appropriation: \$1,983,100 Project Cost: \$1,983,100
4.	120-021-014	Department of Corrections Southwestern Correctional Center Renovate Restrooms, Showers and Heating Units E. St. Louis, St. Clair County 1. WRF Engineers LLC 2. BRIC Partnership, LLC 3. Wm. B. Ittner, Incorporated	Appropriation: \$4,710,900 Project Cost: \$4,710,900

5.	120-075-067	<p>Department of Corrections  Dixon Correctional Center  Install New Steam Absorber and Cooling Tower  Dixon, Lee County</p> <ol style="list-style-type: none"> <li>1. Stanley Consultants, Inc.</li> <li>2. Primera Engineers, Ltd.</li> <li>3. O &amp; N Engineering-Development, P.C.</li> </ol>	<p>Appropriation:  \$2,551,100  Project Cost:  \$2,551,100</p>
6.	120-201-006	<p>Department of Corrections  Replace Dietary Floors and Doors  Pinckneyville Correctional Center - Perry  County</p> <ol style="list-style-type: none"> <li>1. Baysinger Architects, PLLC</li> <li>2. Eggemeyer Associates Architects, Inc.</li> <li>3. Hurst-Rosche, Inc.</li> </ol>	<p>Appropriation:  \$1,596,400  Project Cost:  \$1,596,400</p>
7.	120-241-004	<p>Department of Corrections  Replace Air Conditioning  Vandalia Work Camp - Fayette County</p> <ol style="list-style-type: none"> <li>1. WRF Engineers, LLC</li> <li>2. Horner &amp; Shifrin, Inc.</li> <li>3. Clark Dietz, Inc.</li> </ol>	<p>Appropriation:  \$426,100  Project Cost:  \$426,100</p>
8.	125-080-005	<p>Department of Juvenile Justice  Repair/Resurface Roadways  Illinois Youth Center - Warrenville</p> <ol style="list-style-type: none"> <li>1. Engineering Resource Associates, Inc.</li> <li>2. Rubinos and Mesia Engineers, Inc.</li> <li>3. Artisan Consulting Engineers, LLC.</li> </ol>	<p>Appropriation:  \$647,200  Project Cost:  \$647,200</p>
9.	250-503-009	<p>Department of Central Management Services  Renovate for Code Compliance/Replace  Windows and Doors  Center for Rehabilitation and Education -  Chicago (Wood Street), Cook County</p> <ol style="list-style-type: none"> <li>1. Cordogan, Clark &amp; Associates, Inc.</li> <li>2. Doyle &amp; Associates</li> <li>3. Weese Langley Weese Architects, Ltd.</li> </ol>	<p>Appropriation:  \$2,289,400  Project Cost:  \$2,289,400</p>
10.	291-221-019	<p>Illinois State Police  Upgrade Parking Lots, Pavements and  Resurface Running Track  State Police Training Academy – Springfield</p> <ol style="list-style-type: none"> <li>1. Russell W. Martin Engineering, P.C.</li> <li>2. Artisan Consulting Engineers, LLC</li> <li>3. Fuhrmann Engineering, Inc.</li> </ol>	<p>Appropriation:  \$817,900  Project Cost:  \$817,900</p>

11.	321-015-098	Department of Human Services Replace Boilers and Upgrade Electrical System Choate Mental Health and Developmental Center – Anna 1. Woolpert, Inc. 2. BRiC Partnership, LLC 3. Henneman Engineering	Appropriation: \$7,217,900 Project Cost: \$7,217,900
12.	321-060-050	Department of Human Services Replace Walk-in Coolers and Freezers Fox Developmental Center – Dwight 1. O & N Engineering-Development, P.C.	Appropriation: \$485,100 Project Cost: \$485,100
13.	321-110-069	Department of Human Services Renovate Residences Ludeman Developmental Center - Park Forest 1. Bauhs Dring Main, Ltd. 2. Weese Langley Weese Architects, Ltd. 3. Globetrotters Engineering Corporation	Appropriation: \$3,057,100 Project Cost: \$3,057,100
14.	546-015-023	Department of Military Affairs Construct Vehicle Maintenance Shop Bloomington Readiness Center - McLean County 1. Dewberry Architects, Inc. 2. FGM Architects, Inc. 3. Muller & Muller, Ltd.	Appropriation: \$13,808,000 Project Cost: \$13,808,000
15.	624-060-041	Department of Revenue Replace Fire Sprinkler System Revenue Building (Willard Ice Building) - Sangamon County 1. Webb Engineering Services, Inc. 2. Henneman Engineering, Inc. 3. Milhouse Engineering and Construction, Inc.	Appropriation: \$8,792,600 Project Cost: \$8,792,600
16.	630-000-242	Department of Transportation Construct Vehicle and Equipment Storage Buildings District 2: Creston, Ogle County and Amboy, Lee County 1. Kelly & Associates-Architecture 2. Milhouse Engineering and Construction, Inc. 3. Eco Solutions, Inc.	Appropriation: \$295,000 Project Cost: \$1,455,000

17.	630-000-243	Department of Transportation Various Improvements District 7: Decatur, Macon County and Effingham, Effingham County 1. SNDB Designs, Inc. 2. Evan Lloyd Associates, Inc. 3. Reifsteck Reid & Company Architects	Appropriation: \$185,000 Project Cost: \$925,000
18.	630-000-244	Department of Transportation Renovate and Expand Building/Construct Cold Storage Buildings District 8: East Alton and Hamel, Madison County 1. EDM Incorporated 2. Evan Lloyd Associates, Inc. 3. Steckel-Parker Architects, Inc.	Appropriation: \$280,000 Project Cost: \$1,400,000
19.	630-000-245	Department of Transportation Construct Salt Storage Buildings/Demolish Salt Storage Building District 9: Dongola, Union County and Harrisburg, Saline County 1. D. A. R. T. Design Incorporated 2. Baysinger Architects, PLLC 3. Eggemeyer Associates Architects Inc.	Appropriation: \$850,000 Project Cost: \$850,000
20.	630-096-005	Department of Transportation Various Improvements Dan Ryan Maintenance Facility, Cook County 1. Globetrotters Engineering Corporation 2. Muller & Muller, Ltd. 3. Mode Architects, P.C.	Appropriation: \$1,200,000 Project Cost: \$6,500,000
21.	750-130-003	Office of the Secretary of State Renovate HVAC Chicago West Driver Services Facility, Cook County 1. Dynacept Engineering, Ltd. 2. Clark Dietz, Inc. 3. Melvin Cohen and Associates, Inc.	Appropriation: \$1,208,600 Project Cost: \$1,208,600
22.	810-086-016	Illinois Community College Board Replace Gymnasium Floor and Bleachers/Renovate for ADA Compliance Shawnee Community College, Pulaski County 1. Farnsworth Group, Inc. 2. Baysinger Architects, PLLC 3. Eggemeyer Associates Architects Inc.	Appropriation: \$375,000 Project Cost: \$500,000

23.	810-098-016	Illinois Community College Board Renovate Elevators Waubonsee Community College, Sugar Grove, Kane County 1. Healy, Bender & Associates, Inc. 2. Kluber, Inc. 3. Globetrotters Engineering Corporation	Appropriation: \$450,000 Project Cost: \$600,000
24.	814-010-084	Board of Higher Education Upgrade Fire Alarm System Chicago State University, Cook County 1. Affiliated Engineers, Inc. 2. Melvin Cohen and Associates, Inc. 3. Clark Dietz, Inc.	Appropriation: \$3,600,000 Project Cost: \$3,600,000
25.	814-010-085	Board of Higher Education Replace Light Poles Chicago State University, Cook County 1. Singh & Associates Inc. 2. Delta Engineering Group, LLC 3. Stanley Consultants, Inc.	Appropriation: \$2,000,000 Project Cost: \$2,000,000
26.	825-030-073	Board of Higher Education Replace Water Distribution Systems Southern Illinois University, Edwardsville and Alton, Madison County 1. Juneau Associates, Inc. 2. Civil Design, Inc. 3. MECO Engineering Company, Inc.	Appropriation: \$2,500,000 Project Cost: \$2,500,000

Glyn Ramage moved and Pam McDonough seconded a motion to approve the previous recommendations for the selection of architects/engineers. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Lance noted the following Architects/Engineers selected by the Executive Director as informational items:

1.	104-021-020	Department of Natural Resources/HPA Investigate Power Quality Issues Cahokia Mounds Historic Site, St. Clair County 1. EDM Incorporated	Project Cost: \$15,000
2.	120-135-071	Department of Corrections Replace Lock Controls - X-House Logan Correctional Center, Lincoln, Logan County 1. Dewberry Engineers Inc.	Project Cost: \$559,600

3.	120-230-134	Department of Corrections Assess Power House and Smokestack Stateville Correctional Center, Joliet, Will County 1. Farnsworth Group, Inc.	Project Cost: <\$25,000
4.	321-015-099	Department of Human Services Renovate Oak Hall Choate Mental Health and Developmental Center, Anna, Union County 1. Architechniques, Inc.	Project Cost: \$2,000,000
5.	321-087-049	Department of Human Services Repair Slope Failure Chester Mental Health Center - Randolph County 1. Holcomb Foundation Engineering Company	Project Cost: \$100,000
6.	738-020-048	Office of the Attorney General Replace Stone Joints/Seal Exterior Springfield, Sangamon County 1. IDG Architects, Inc.	Project Cost: \$181,700

Mr. Wright noted the following Single Bid Award as an informational item:

**Single Bid Award – University of Illinois at Urbana-Champaign**

Improve Security Access

Integrated Bioprocessing Research Laboratory (IBRL)

Urbana, Champaign County

CDB Project No. 830-010-347 – General

**Single Bid Award Grunloh Construction, Inc..... \$93,000.00**

Mr. Wright noted the following informational items to the Board:

1. Change Order for Board Authorized Proceed Order
2. Emergency Project Change Order Report

Mr. Wright provide a brief update on the progress of Chicago Veterans' Home to the Board.

Mr. Jesse Martinez provided an update on upcoming outreaches tot eh Board and discussed the MBE/VBE/WBE report.

Pam McDonough moved and David Arenas seconded a motion to adjourn. Chair Rhodes called for a vote, and the motion was approved unanimously. The meeting adjourned at 12:13 p.m.